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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000072316 4 PGS

2000 JUN 07 01:32 PM

KAREN E. RUSHING

CLERK OF CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

FMILLER Receipt#045545

Doc Stamp-Deed: 4,025.00

THIS INSTRUMENT PREPARED BY
AND RETURN TO
Marilyn Mullen Healy, Esquire
Ruden, McClosky, Smith, Schuster
& Russell, P A
2700 SunTrust Financial Centre
401 East Jackson Street
Tampa, Florida 33602

Tax ID # 0061-16-0052

SPECIAL WARRANTY DEED

rec 4/19/50
Stamps \$4,025.00
THIS INDENTURE, made this 25th day of May, 2000, between SELVA L. BURDETTE, JR., and MARY A. BURDETTE, husband and wife ("Grantor"), whose post office address is 2019 Beneva Road, Sarasota, Florida 34232, and BEE RIDGE, LTD., a Florida limited partnership ("Grantee"), whose post office address is 3090 Eagles Landing Circle West, Clearwater, FL 33761.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alienate, remise, release, convey and confirm unto the said Grantee, and its successors and assigns forever, all that certain land lying and being in the County of Sarasota, State of Florida, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference thereto

TOGETHER with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining (all of the foregoing together with the land described on said Exhibit "A" are hereinafter collectively referred to as the "Property").

SUBJECT TO the encumbrances and exceptions described on Exhibit "B" attached hereto and incorporated herein by reference thereto.

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR

TO HAVE AND TO HOLD the same in fee simple forever.

And the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor

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IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed and sealed the day and year above written

Signed, sealed and delivered
in the presence of

[Signature]
(Witness Signature)
Print Name: William C. Storde

[Signature]
(Witness Signature)
Print Name: REBECCA S. HARSHMAN

By. [Signature]
Selva L. Burdette, Jr
Print Name: _____

[Signature]
Mary A. Burdette
Print Name: _____

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 25th day of May, 2000, by Selva L. Burdette, Jr, and Mary A. Burdette, husband and wife They are [select one].

(☒) personally known to me,
or
() produced a _____ driver's license as identification



[Signature]
Notary Public - (Signature)
Print Name: Cheryl Lycans
My Commission Expires 1/14/01

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 13, 14, and 15, SARASOTA SPRINGS, Unit 1, as per plat thereof recorded in Plat Book 8, Page 5, of the Public Records of Sarasota County, Florida, less the South 20 feet for right of way line as described in Official Records Book 1557, Page 955, of the Public Records of Sarasota County, Florida.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year of 2000 and subsequent years which are not yet due and payable.
2. Restrictions, covenants, conditions and easements as contained in the instrument recorded in Deed Book 362, Page 304, of the Public Records of Sarasota County, Florida, which include building setbacks of 30 feet from the front/street lot line; and 5 feet from the side lot line, and easements of 10 feet along the rear lot line
3. Agreement for a temporary septic tank permit as set forth in Official Records Book 951, Page 804, of the Public Records of Sarasota County, Florida
4. Lease and terms and provisions thereof between Selva L. Burdette Jr., and Mary A. Burdette, husband and wife, lessor, and Pizza Hut of St. Petersburg No. 1, Inc., lessee, dated April 8, 1975, and recorded in Official Record Book 1082, Page 1229, leasing the premises in question for a term of 20 years. The aforesaid Lease contains an option to extend said term for two additional periods of 5 years each.
5. Easements granted to Florida Power and Light Company as set forth in Official Record Book 1106, Page 1385, and Official Record Book 1395, of the Public Records of Sarasota County, Florida
6. Matters shown on plat of Sarasota Springs, a subdivision recorded in Plat Book 8, Page 5, of the Public Records of Sarasota County, Florida, including but not limited to the following:

Easements of 5 feet in width along each side lot line for utilities and drainage